

**City of Minneapolis
CPED - Public Land Sale**

Section I. Property Information

**PROJECT COORDINATORS COMPLETE SECTION I.
ENTIRE FORM MUST BE COMPLETED PRIOR TO MARKETING PROPERTY.
PLEASE ATTACH MAP OF SUBJECT PROPERTY AND ALL ADJACENT PARCELS**

Submitted by: Edith Johnson Phone #: 673-5262 Date: 7/31/2008 REVIEW TO BE COMPLETED BY:
8/14/2008

1. Address: 3016 6th St N Property Identification Number (PIN): 10-029-24-32-0074
2. Lot Size: 6,105 sq. ft.
3. Current Use: Vacant and boarded Single Family home.
4. Current Zoning: R2B
5. Proposed future use (include attachments as necessary): SF new construction housing unit.
6. List addresses of adjacent parcels owned by CPED/City:
None
7. Project Coordinator comments: Existing property will be demolished.

PROJECT COORDINATOR: EMAIL FORM TO JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US

Section II. Zoning Review

8. Lot is ☒ Buildable ☐ Non-Buildable for **any** structure. Explain: Single-family dwellings are a permitted use in the R2B zoning district. The minimum lot area for a SFD in R2B is 5,000 square feet, the minimum lot width is 40 feet. This parcel is nonconforming as to lot width, but a single family home may be built per the lot of record exception in 531.100.
9. Will any land use applications (rezoning, variances, etc) be required to achieve the **proposed** future use noted in item 5? Yes ☒ No ☐ If yes, what applications? At minimum an administrative site plan review will be required.
10. Comments: _____

Completed by: Aly Pennucci Date: 8/11/2008

ZONING STAFF: EMAIL FORM TO JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US

Section III. Community Planning Review

11. Adopted small area plan(s) in effect for parcel – please list:
None, although it is in one of the six Northside Home fund clusters--the Eco-Village cluster. Development plans for that cluster derive from the developer (PPL) in collaboration w/ city staff, the community and other partners. Presumably this lot would be redeveloped in accordance with that overall development vision. Consultation w/ Northside Home Fund staff and Eco-Village development partners should occur before this property is marketed.
12. Future land use/designation(s) identified in *The Minneapolis Plan* and other adopted plans: Not in a designated feature.
13. Is future land use proposed in item 5 consistent with future land use plans?
Yes ☐ No ☐ If no, why not? Unclear. See comments on question #11.
14. Does the City own adjacent parcels that could be combined with this parcel to create a larger development (see item 6).

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Yes ☐ No ☒ If yes, explain development scenario possible by combining City-owned parcels.
However, the City and development partners continue to acquire nearby property as part of the Eco-Village cluster development

15. Is parcel identified in adopted plans as a catalyst/essential site for future development? Yes ☒ No ☐

If Yes, what type of development? Parcels in this area are identified as important sites in conjunction with the Eco-Village cluster

Comments: _____

Completed by: Tom Leighton Date: 8/13/2008

COMMUNITY PLANNER: EMAIL FORM TO JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US

Planning Director Review - by: Barbara Sportein Date: 8/14/2008

PLANNING DIRECTOR: EMAIL FORM TO JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US,
NANCY.THURBER@CI.MINNEAPOLIS.MN.US, AND THE PROJECT COORDINATOR.

Multi-Family Housing Staff Comments – by: Wes Butler Date: 8/15/2008

Comments: This property is too small for Multifamily use.

Single Family Housing Staff Comments – by: Elfric Porte, II Date: 8/19/2008

Comments: The development of this site for ownership housing will support this cluster focus.

Real Estate Development Services Staff Comments – by: Kaye Anderson Date: 8/19/2008

Comments: REDS supports the proposed use.

Business Development Staff Comments – by: Kristin Guild Date: 8/20/2008

Comments: Business Development does not have an interest in this property for economic development purposes.

Economic Development Director Review - by: Cathy Polasky Date: 8/20/2008

PLEASE CHECK ONE BOX:

☒ **PROCEED** to market the property as proposed

(Project Coordinator: Contact Community Planner at the time land sale is to occur for presentation to Planning Commission)

☐ **HOLD** this property for further discussion

(Project Coordinator: Route a new form following staff discussion)

Housing Director Review - by: Tom Streit Date: 8/22/08

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EMAIL COMPLETED FORM TO JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US.

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